

MINUTES OF THE MEETING  
DYERSBURG PLANNING COMMISSION  
SEPTEMBER 9, 2004  
10:00 A.M.

The Dyersburg Municipal – Regional Planning Commission met in regular session on Thursday, September 9, 2004 in the Courtroom of the Municipal Building at 10:00 A.M.

Members present: All members present except Vince O'Brien

Staff present: Andre Temple, Ken Ladd and Gleyln Twilla

Vice Chairman Eddie Burks called the meeting to order. Minutes of the previous meeting were approved as submitted.

REZONE R-2 TO P-B 2400 BLOCK OF ST JOHN AVENUE

Ms Alisha Pilcher requested the rezoning of properties fronting along the north side of St John Avenue and adjacent to Fort Hudson Road. The Yarbrow property is approximately 2 acres on the northeast corner of St John Avenue at Fort Hudson Road. The Francis Rogers property is approximately 3 acres on the northeast corner of St. John Avenue at Fort Hudson Road.

City Planner Gleyln Twilla conveyed the Industrial Response Team's recommendation that the lots be rezoned P-B to allow property values to enable improvements to the existing conditions through capital investment by the private sector.

The rezoning was recommended to the City Board on a motion by Mayor Revell and Commissioner Hastings.

REZONE P-B TO B-1 N.E CORNER ST JOHN AVENUE AT PIONEER ROAD

Ms. Sherry Guthrie explained that a single-family residence had been converted to a duplex and later demolished due to dilapidation. She wants to build a new tri-plex.

Mr. Twilla stated that residential property can not be built in a P-B zone; the lot is approximately 14,000 square feet not meeting the P-B lot minimum of 20,000 square feet. He recommended extension of the B-1 zone east across Pioneer Road. The B-1 zone is a commercial zone, allows new residential construction, and a tri-plex will fit on the lot with B-1 restrictions.

The rezoning was recommended to the City Board on a motion by Commissioners Hasting and Parr.

SITE PLAN – DR SCOTT SELF DENTAL – COMMUNITY PARK ROAD

Engineer Rusty Norville presented a site plan for a 4330 square foot dental office on the north side about flood plain, a sewer line extension and a drainage plan.

City Engineer Ken Ladd stated that infrastructure and drainage plans would be finalized before release of the project. State Planner Andre Temple stated that the site plan met minimum standards. The site plan was approved on a motion by Commissioners Pressler and Fisher.

There being no further business, the meeting adjourned at 10:19 A.M.

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Gleyln T. Twilla  
Director Development Service

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John T. Pressler, Secretary

